

**Growth Management Oversight Commission
#5**

**January 24, 2008
6:00 p.m.**

**Conference Room
Ken Lee Building**

MINUTES

GMOC MEMBERS PRESENT: O'Neill, Krogh, Bazzel, Canaris, Jones, Palma

GMOC MEMBERS ABSENT: Clayton, Hall, Sutton,

STAFF MEMBERS Ed Batchelder, Advance Planning Mgr.
Stan Donn, Senior Planner
Kim Vander Bie, Associate Planner
Ed Hall & Joe Gamble, P&R Dept.
Rod Reinhart & Leah Browder, Library
Rabbia Phillip, Recording Secretary

1. CALL TO ORDER

Chairman O'Neill called the meeting to order at 6:00 p.m. and asked that the secretary call the roll. The commissioners excused the absent members, Hall and Clayton.

2. REVIEW & ADOPTION OF DRAFT MINUTES - 12-19-07

The commissioners made some modifications, which the secretary will apply and bring back to this body for approval. Commissioner Krogh suggested some change to language used regarding the issue of the use of SR-125 DIF funds; the Chairman suggested no action be taken until Commissioner Clayton was present.

3. REVIEW & ADOPTION OF DRAFT MINUTES - 01-10-08

Commissioner Bazzel pointed out some changes, which the Chairman directed him to give to the secretary to revise and return for approval. The Chairman made a motion to approve, as amended, seconded by Mr. Bazzel.

4. REVIEW OF COMPLETED PARK & RECREATION QUESTIONNAIRE

The commissioners agreed that the GMOC should look at growth-related park acreage; in western Chula Vista, with no new development, the baseline in the threshold standard should be revisited, and should be applied citywide. The Chairman pointed out that the GMOC will have the opportunity to revise the threshold standard during the top-to-bottom review process. Ed Batchelder noted that city staff concurs that the threshold standard should be applied citywide. New growth should pay its way and not exacerbate existing conditions. Commissioner Bazzel reminded his fellow commissioners that their charge is growth-related, so issues should be addressed on that basis. If there is no growth in western Chula Vista, then there is no Growth-Management issue.

Commissioner Krogh noted that the answer to questions 3 and 4 of the questionnaire, with regards to adequate facilities to accommodate forecasted growth, was "No"; but thought that it contradicted the table on page 1. He said it appears that we have complied with the threshold standard in the east, which Joe Gamble confirmed. Mr. Krogh also observed that the word "citywide" was added to the questions this year.

Chairman O'Neill stated that he does not understand why the golf course in western Chula Vista is not included in the parks calculations, other than that it would skew the numbers because the parcel is so huge. He added that, as western Chula Vista grows, the city will be competing with the schools for parkland.

Commissioner Bazzel commented that the city should have aggressive strategies for park acquisition, but it must be separated from growth. He said the Parks & Recreation Master Plan should address this.

Commissioner Palma stated that he is against dividing the city east/west, and noted that the Otay Valley Regional Park is 12 miles long, running east and west throughout the city, San Diego County and the City of San Diego. He said he agrees that the threshold standard needs to be reconsidered, even if it's just a matter of semantics; he believes that there is property in western Chula Vista that will be coming available in the future for parkland; and he believes that staff needs more support.

Commissioner Krogh stated that, although it is not in the threshold standard, state law requires 3 acres/1000 population. He said there is compliance at this time, but with projected growth, it appears that there will be a deficit in required parkland. Chairman O'Neill noted that projected growth may be more associated with projected birth rate than single-family development; but agreed that we may not be able to keep up. Like libraries, he said, parks have a 3-year horizon before they go out of compliance.

Commissioner Krogh pointed out that the answer to question 9 regarding the status of the Parks & Recreation Master Plan was the same as last year's response. Ed Hall clarified that the completed Master Plan has been reviewed by all departments and is currently being reviewed by legal. He noted that the approval process has gone more slowly with the current staff cuts and fiscal climate.

Commissioner Canaris asked about lighting the parks at night and jointly using the parks with schools. Mr. Hall said that they are currently optimizing agreements where they can.

The Chairman thanked Parks & Recreation staff for their input.

5. REVIEW OF COMPLETED LIBRARIES QUESTIONNAIRE

Ms. Leah Browder, Director and Mr. Roderick Reinhart, Assistant Director of Libraries were present to respond to questions from the commissioners. Commissioner Krogh, referring to Table 1 of the questionnaire, noted that, in six

years, there has been a 25% decrease in gross square footage of library facilities per 1000 population. The threshold is 500 sf/1000; the 12-month projection is 444 sf/1000 and the 5-year projection is 520 sf/1000. He asked for a funding status on the proposed Rancho del Rey branch. Ms. Browder stated that Finance has no funding available; there is an IOU. She said she has met with the Otay Ranch Company (Village 2) and the McMillin Company (Eastern Urban Center (EUC)) as potential funding sources. She stated that at this point, funding for the EUC branch seems more promising.

Commissioner O'Neill asked about matching money grants. Mr. Reinhart stated that the city has applied for grants for the Rancho del Rey library three times and has come very close, but was never really considered because this source was used to fund the south branch library. He said they probably won't apply for the Rancho del Rey library again; maybe for renovation of the civic center, instead. The Chairman felt it would be better to address the availability of matching funds and grant applications with Fiscal.

Commissioner Canaris stated that libraries have changed and they need more computers. Chairman O'Neill said Commissioner Sutton researched this issue and concluded that people in their 20's used libraries heavily as a resource. The Chair suggested cyber cafes or "cyber libraries", which might be more suited to the west side of the City.

Commissioner Jones expressed his displeasure that the Libraries were "way out of compliance" with the threshold standard, and we are beyond the 3-year horizon. This doesn't maintain quality of life, he said. Regarding the questionnaire, he noted that "Yes" was given as a response to questions 3 and 4, which deal with current facilities being able to serve forecasted growth. He said that a "Yes" response is a contradiction to what is going on, and that the explanation given in question 3 is "political rhetoric" or excuses.

Regarding question number 9 (Does the current threshold standard need to be modified?), Commissioner Jones noted that the response given was "No"; however, an explanation was given about plans to compare the threshold standard to standards in other regions and communities. Commissioner Jones said he does not care what thresholds are in other communities; he is interested in the threshold standard in Chula Vista. Regarding question number 8, which pertains to scheduling for the Library Master Plan, he asked why it takes a year to retain a consultant. He suggested that the document be revised and returned.

Commissioner Krogh commended Commissioner Jones on his spirited comments and suggested that, perhaps, Commissioner Jones should be the GMOC point person at the joint planning meeting regarding library issues. Then he stated that if funds are coming in from developers for building a library, the funds should be applied to the library that already has plans, i.e., the Rancho del Rey branch. On the other hand, if the city can possibly induce developers to present the library "gratis" as part of the development of a specific area, i.e., the EUC, then the EUC branch should be built. He added that the GMOC should push City Council to turn around the IOU for the Rancho del Rey library.

The Chairman stated that some of the City Council's decisions in the past were not great. Therefore, the DIF drawers need to be examined to see if there are

funds or IOUs. He added that, by the fact that the library facilities are being used and survey results show customer satisfaction, the responders of the libraries questionnaire were not being disingenuous.

Commissioner Jones agreed that surveys do indicate customer satisfaction. He suggested some hard questions be brought to the City Council regarding this.

Commissioner Krogh noted that, although the questionnaire did not ask for such information this year, hours of service were discussed. Ms. Browder stated that, with the recently reduced hours, the hours of operation are about average amongst 48 cities and 56 counties in California.

Commissioner Canaris suggested that a study should be done to determine how libraries are being used now.

Ms. Browder conceded that the threshold standard is not being met; however, the libraries are serving the public, she said. The biggest issue is the geographic location of a library – its convenience and accessibility. A full service audit is going on. They are struggling with staffing the desks and may be eliminating some programs or modifying them. Commissioner O'Neill suggested bringing in interns or other volunteers to help out. Ms. Browder said that 20% of the re-shelving is done by volunteers and the library staff is exploring many ways to maximize service to the residents and minimize costs to the city.

Mr. Reinhart said that the EUC branch would include offices in the same building. This would be in lieu of DIF fees. Mr. Batchelder said it is not a cheap way out. It's just an economical way of doing it. The City will get more for its dollar.

Mr. Reinhart also explained that some of their customer satisfaction numbers are derived from "Mystery Shopper Service" visits to each of the three libraries.

Commissioner Krogh stated that he would propose a change to the threshold standard during the top-to-bottom process. He added that maybe Libraries should have its own DIF, like Traffic does, rather than being lumped into the Public Facilities DIF. Mr. Batchelder explained that the current threshold standard was developed in the 1980's.

To clarify answers to questions 3 and 4, Mr. Batchelder suggested that Ms. Browder prepare a memo addressing the issues brought up this evening.

Kim Vander Bie distributed a revised version of the Fiscal questionnaire, which was done in collaboration with the Finance Department. Chairman O'Neill stated that Finance should prepare a spreadsheet of all the DIF moneys by category; indicate where the money resides, if it is earning interest, and how it is being spent.

Commissioner Palma asked the indulgence of the commissioners and distributed a map and supporting documents on a proposal to hold a 10K race in the southwest.

The Chairman acknowledged Mr. Peter Watry's entrance and asked if he could make his comments in a couple of minutes. He suggested that a written version of his comments be given to Kim for distribution to the commissioners for the next meeting.

6. COMPLETE TOP-TO-BOTTOM REVIEW

The Chairman reordered items 5 and 6 of the agenda to allow topics involving staff members present from Parks & Recreation and Libraries to precede top-to-bottom review, which was tabled until the next meeting.

7. ADJOURNMENT

The Chairman adjourned the meeting at 8:40 p.m. to the 02/07/08 meeting in the Ken Lee Building conference room.

Rabbia Phillip
Secretary

Kim Vander Bie
Growth Management Coordinator

Approved _____ SP/DB